

Commission for Historical and Architectural Preservation

Meeting Minutes

February 9, 2021

The Public Hearing of the Commission for Historical and Architectural Preservation (CHAP) commenced at 1:02 on February 9, 2021. *This hearing was held virtually due to COVID-19.*

1. **ROLL CALL** – This meeting was chaired by Tom Liebel. Roll was called and the following commissioners were in attendance:

	Present	Absent
Tom Liebel	x	
Ann Powell	x	
Aaron Bryant	x	
Jill Dennis	x	
Laura Penza	x	
John Bullock	x	
Larry Gibson		x
Anath Ranon	x	
Matthew Mosca	x	
Jim French	x	
Kate Edwards	x	
Monica Rhodes		x

2. **APPROVAL OF MINUTES FOR January 12, 2021**

Motion made by:		Bullock			
Seconded by:		Ranon			
Commission Vote: Approve minutes					
		For	Against	Abstain	Absent
Tom	Liebel	-	-	-	-
Ann	Powell	x			
Aaron	Bryant	x			
Jill	Dennis	x			
Laura	Penza	x			
John	Bullock	x			
Larry	Gibson				x
Anath	Ranon	x			
Matthew	Mosca	x			
Jim	French	x			
Kate	Edwards	x			
Monica	Rhodes				x
	Total	9			2

3. CONSENT AGENDA

Request:	Item 1: 640 Melvin Street (Ridgely’s Delight Historic District) – Concept review: construct rear addition and raise roof Item 2: Review and Respond to City Council Bill 21-0002: City Council Bill 21-0002 Real Property Tax Installment Plans
Petitioner:	Item 1: Neil Junker (consultant), Division LCC-Decceco Dockins (owner) Item 2: Councilmembers Ramos, Dorsey, Burnett, Middleton, Stokes, McCray, Bullock, Schleifer, Cohen, Torrence, and Council President Mosby
Staff Presenter:	Item 1: Eddie Leon Item 2: Stacy Montgomery
Staff Recommendation:	Item 1: Approval of Height, Massing and Scale. Final design to return to staff Item 2: CHAP has no objection to the bill
Motion made by:	French
Seconded by:	Bryant
Motion:	Move approval for both items; final design for 640 Melvin Drive to return to full Commission for review and approval

		For	Against	Abstain	Absent
Tom	Liebel	-	-	-	-
Ann	Powell	x			
Aaron	Bryant	x			
Jill	Dennis	x			
Laura	Penza	x			
John	Bullock	x			
Larry	Gibson				x
Anath	Ranon	x			
Matthew	Mosca	x			
Jim	French	x			
Kate	Edwards	x			
Monica	Rhodes				x
	Total	9			2

4. Baltimore City Historic Preservation Design Guidelines

Request:	Revise design guidelines to clarify the language in certain sections and to correct typos
Petitioner:	
Staff Presenter:	Caitlin Audette
Staff Recommendation:	Approval of the guidelines with the minor alterations proposed by the Sustainability Division of the Department of Planning, CHAP Commissioners and staff prior the public hearing.
Additional Speakers:	Deb O’Neill, Ridgely’s Delight; Steve Shen, MVBA ARC; Johns Hopkins, Baltimore Heritage Inc.
Motion made by:	Penza
Seconded by:	French
Motion:	Move staff recommendation with caveat that items that are open to discussion will be brought back to the Commission next month.

		For	Against	Abstain	Absent
Tom	Liebel	-	-	-	-
Ann	Powell	x			
Aaron	Bryant	x			
Jill	Dennis	x			
Laura	Penza	x			
John	Bullock	x			
Larry	Gibson				x
Anath	Ranon	x			
Matthew	Mosca	x			
Jim	French	x			
Kate	Edwards	x			
Monica	Rhodes				x
	Total	9			2

5. 223 East Churchill Street (Federal Hill Historic District)

Request:	Concept Review - Construct rear/rooftop addition with front deck/balcony
Petitioner:	Jim Shetler (Trace Architects); Andrew Germek (owner)
Staff Presenter:	Walter Gallas
Staff Recommendation:	Approval with final details to be reviewed and approved by CHAP staff
Additional Speakers:	Jim Shetler (Trace Architects); Andrew Germek (owner)
Motion made by:	Ranon
Seconded by:	Bryant
Motion:	Move staff recommendation

Tom	Liebel
Ann	Powell
Aaron	Bryant
Jill	Dennis
Laura	Penza
John	Bullock
Larry	Gibson
Anath	Ranon
Matthew	Mosca
Jim	French
Kate	Edwards
Monica	Rhodes
	Total

For	Against	Abstain	Absent
-	-	-	-
X			
X			
X			
X			
			X
			X
X			
X			
X			
			X
8			3

6. 3535 Clipper Road (Woodberry Historic District)

Request:	Concept Review - Construct a five-story apartment building
Petitioner:	Gordan Godot, AIA, JP2 Architects (architect), 3535 Clipper, LLC (applicant)
Staff Presenter:	Walter Gallas, Caitlin Audette
Staff Recommendation:	Disapproval and return to Commission with revised proposal to address massing and scale by reducing height by one story.
Additional Speakers:	Gordon Godat, architect; Larry Jennings, developer; Nathan Dennies, Woodberry ARC; Sheri Higgins; Patricia Adams, Kristy Birgland; Johns Hopkins, Baltimore Heritage; Jeff Pietrzak; Jared Block, Marian Glebes.
Motion made by:	Penza
Seconded by:	Bryant
Motion:	Move staff recommendation of disapproval and return to Commission with revised proposal to address massing and scale by considering a variety of treatments: reduce height by at least one story, increase setbacks, articulate materiality and fenestration, “thin-up” the building by playing with stepbacks, scale rhythm and proportion and break up east façade.

Tom	Liebel
Ann	Powell
Aaron	Bryant
Jill	Dennis
Laura	Penza
John	Bullock
Larry	Gibson
Anath	Ranon
Matthew	Mosca
Jim	French
Kate	Edwards
Monica	Rhodes
	Total

For	Against	Abstain	Absent
-	-	-	-
x			
x			
x			
			X
			X
x			
x			
x			
			X
8			3

Adjourn: 3:37 PM